

**SANFORD PLANNING BOARD MINUTES
MEETING – September 4, 2019 – 6:30 P.M.
City Hall Annex Third Floor Chambers**

MEMBERS PRESENT: Jennifer Georgius, Chair
Lenny Horr, Vice Chair
Jace Clarke, Secretary
John McAdam
Dianne Connolly
Thomas Morgan

MEMBERS ABSENT: Elizabeth Kilkenny (w/notice)

STAFF PRESENT: Elizabeth Della Valle, AICP, Director of Planning & Development
Joseph Scala, Planner
Michael Casserly, Asst. City Engineer
Barbara Bucklin, Admin. Asst., Planning Department

STAFF ABSENT: None

I. CALL TO ORDER

Chair Georgius called the meeting to order at 6:30 PM.

II. OPENING STATEMENT

Chair Georgius overviewed meeting procedures.

III. MINUTES – August 8, 2019 and July 17, 2019

The minutes were not available for approval.

IV. HEARINGS and BUSINESS

- 1. File #34-19-S: Patterson Companies, LLC and Adam Blaikie & Associates, LLC, c/o Dana Libby, PLS, Corner Post Land Surveying, Inc., 600 Main Street, Springvale, Maine.**

Chair Georgius called for a representative to present the project.

Board member Connolly recused herself from review and discussion this application.

Beth Della Valle, Planning Director reviewed the inventory and analysis process, overviewed the Site Plan Review Committee's recommendation of the review of this proposal discussed at the committee's meeting held on September 3, and explained the handouts provided to them tonight.

Dana Libby, Corner Post Land Surveying, Inc., representing the applicant introduced the applicant, Mark Patterson, a representative of both Patterson Companies, LLC and Adam Blaikie & Associates, overviewed the project:

- Location of project
- Total acreage of project
- 1 plan sheet to review the entire project as a whole
- Topography

- Identified wetland area
- Fletcher Farm 1, fronting Jagger Mill Road – development moved out of the shoreland zone, common driveway for lots 3, 4, and 5, water connections
- Utility connections for the entire project
- Connector road – concept only at this time
- Stormwater management
- Pedestrian trails
- Drainage areas
- Open lots in both developments will be combined into one

Vice Chair Horr asked about the connector road.

Mr. Libby stated the remaining land space not conducive to single-family houses, land supports multi-family housing to control stormwater. He has a letter from an engineer stating this.

Chair Georgius asked about the pedestrian trail and recreational use when future development comes in. Her concern is that this development does not have a neighborhood feel.

Board member McAdam asked who will maintain the pedestrian trail once the project is completed.

Chair Georgius asked if there were going to be sidewalks added along the connector road.

Planner Della Valle explained why the connector road was being shown on the plan.

Discussion took place on the following:

- future access to the remaining rear lots
- confirmed zoning district will remain the same once approved
- connection to water and sewer lines for the remaining parcel

Vice Chair Horr asked about landscaping plans for each individual lot.

Chair Georgius asked if the Board had specific items they wanted to see at the site walk.

Planner Della Valle asked the applicant if they could stake out the lot for the site walk to orient the Planning Board on the site.

Discussion took place on the potential of connecting with road in a subdivision further up Spencer Hill Road going towards Main Street.

Staff member Casserly explained his concerns regarding driveway alignments and trash pick-up.

Vice Chair Horr asked about Mike Casserly's, Assistant City Engineer, review comments regarding narrow streets.

Discussion took place on the potential for future sidewalks along Jagger Mill Road.

Board member McAdam made a motion to table the application.

Chair Georgius seconded the motion.

Planner Della Valle informed the Board about the meeting place for the site walk and the rules for the site walk.

A vote was taken and the motion to table passed 5-0.

2. **File #03-19-R: R. Pepin & Sons Inc., c/o Matthew Pepin, P.O. Box 729, Sanford, Maine.**

This item will remain on the table.

V. OTHER BUSINESS

1. PLANNING DIRECTOR'S REPORT

Planner Della Valle updated the Board on the following:

- Monday's site walk
- Next Mineral Extraction meeting date – September 23
- SMPDC Planning training session on October 30
- Eldredge Lumber consultant passed applicant's praise onto staff
- Upcoming requests for the Board
- Accessory apartments ordinance update

VI. COMMUNICATIONS

Vice Chair Horr asked who purchased the old Ballenger property on Roberts Street.

VII. ADJOURN

The meeting adjourned at 8:04 P.M. and went into work session.